

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 02/15/05

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: City Manager
SUBJECT: Proposal for Development of LaVista Quarry

RECOMMENDATION:

It is recommended that the City Council, by motion, authorize staff to (1) process a development application for the subject property as outlined in this report, and (2) prepare a development agreement for your consideration.

DISCUSSION:

At its meeting of December 7, 2004, the City Council reviewed three options as alternatives to the application submitted by the quarry operator to continue mining operations for 20 years. At the conclusion of its deliberations, the Council expressed a willingness to entertain residential development in the quarry in lieu of an extension of the current permit. Staff was directed to meet with the property owner, the DeSilva Group, to explore this in greater detail, and to report back to you by March 1. In the interim, both the City's annexation application and the operator's permit extension application were put on hold.

The DeSilva Group has prepared a preliminary development proposal comprising 178 single-family detached units on lots of between 3,500 and 4,000 square feet. The streets would run parallel to Mission Boulevard in order to provide maximum view opportunities for many of the houses. The houses are proposed to be situated primarily within the quarry bowl east of the Hayward earthquake fault and would not be readily visible from Mission Boulevard. (See Attachment A.)

Main access to the development would be via Tennyson, and would require the extension of Tennyson east of Mission Boulevard. Alquire Parkway would serve as an additional means of ingress/egress, with a connector road within the subdivision linking both streets.

A critical issue explored since your December meeting focused on the provision of water service. As you may recall, the Mission-Garin Study proposed two water systems. One system was to be installed in the vicinity of Calhoun to serve the northern part of the study area, including this property. The southern part of the Mission-Garin study area was proposed to be served by the current system on Garin, with some modifications. Since your December meeting, the City commissioned Carollo Engineers to evaluate the feasibility of serving the quarry property from the

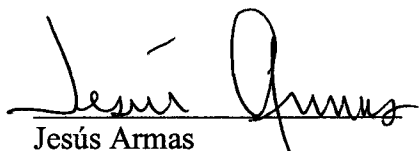
current Garin system. (Carollo Engineers is quite familiar with our water system as a result of its involvement with our various water projects, and the preparation of the utility studies prepared in conjunction with the annexation study.) In a nutshell, the study concludes it is possible to serve the quarry from the Garin system, provided a second water tank (1.2 million gallons) adjacent to the existing tank, upgrades to the pump station, and a new backbone piping distribution network are constructed. (See Attachment B.) To address water quality issues and to minimize disruption of service due to fault rupture, the water lines are designed in a loop configuration, and located east of the fault. When necessary to cross the fault, special construction techniques and coupling devices will be utilized. Although upgrades to the Garin system will allow water service to be provided to the quarry, for various technical reasons, it will not be possible to serve areas to the north from this system. In effect, this establishes the outer limit of the Garin service area.

In December, I reported that the DeSilva Group would be prepared to provide a prominent recreation element in the area west of the fault, and to explore the feasibility of providing a community center in the same general location. As shown in attachment A, DeSilva has identified approximately 15 acres west of the fault to serve as a combination park and detention basin. It serves a dual purpose because on those occasions when we experience heavy rains which cannot be accommodated by the drainage system, this detention basin will serve to capture excess amounts of water, then gradually release it into the drainage system. At all other times, it would serve as a park. The DeSilva Group reports that this dual use is common, and exists in a number of locations in the Central Valley. Discussions with HARD staff indicate that, subject to further review, this dual use is acceptable. With regard to the community center, DeSilva is agreeable to locating it within the 15-acre site. Additional geotechnical investigation performed since your December meeting revealed that it is possible to construct such a facility in an area free of fault traces.

Assuming the construction of 178 units, the development will generate about \$2.1 million in park in lieu fees; DeSilva is agreeable to constructing park improvements equal to this dollar figure. The specific improvements (e.g. baseball diamonds, soccer fields, etc.) would be subject to further discussions with the City and HARD. Furthermore, DeSilva is prepared to contribute an additional \$1.5 million toward the cost of a community center, whether the facility is constructed on site or at another location. It should be noted that the aforementioned dollar amounts are in addition to the acreage described above

If the City Council is receptive to the proposal to allow housing in the quarry in accordance with the design concept proposed by the property owner, the applicant is prepared to submit a development application to modify both the general plan and related rezoning, from AB10A to Planned Development. A formal application for rezoning would also include a tentative tract map application. The applications would be referred to surrounding property owners as well as to all known interested parties for their input. Public hearing would be scheduled before the Planning Commission and the City Council. Prior to the hearing before the Commission, a community meeting would be scheduled in the Fairway Park area to review the project and obtain comments from interested parties. Generally speaking, the application would be presented to the Commission eight weeks after the application is deemed complete, with Council consideration taking place one month later. If the City Council approves the requested rezoning and tentative tract map applications, then the City would go forward to LAFCO with an amended annexation application to reflect this action.

Based on the direction provided by the Council last December, a proposal has been developed that moves in the direction of ultimate cessation of quarry operations, within the time period allowed under the current permit. The tradeoff is the development of a portion of the quarry with residential uses, along with other community amenities. In light of these benefits, staff recommends that the Council authorize staff to process a development application as described herein, and to prepare a development to assure that the agreed upon obligations and responsibilities are fulfilled.

A handwritten signature in black ink, appearing to read 'Jesús Armas', is written over a horizontal line.

Jesús Armas
City Manager

Attachments